

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NE/S Richmond Ave, 110 ft. N of c/l Edgefield Road
8703 Richmond Avenue
9th Election District
6th Councilmanic District
George T. Causey, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-86-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George T. Causey and Marjorie I. Causey, his wife, for that property known as 8703 Richmond Avenue in the Woodcroft subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 10 ft., for a carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By

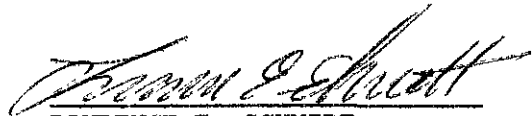
MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 1994 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 10 ft., for a carport, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 6, 1994

Mr. and Mrs. George T. Causey
8703 Richmond Avenue
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 95-86-A
Property: 8703 Richmond Avenue

Dear Mr. and Mrs. Causey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

5:08 PM 10/6/94





Petition for Administrative Variance

95-86-A

to the Zoning Commissioner of Baltimore County

for the property located at 8703 RICHMOND AVE
which is presently zoned DR-55

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B. (III.C.3., 1953) to permit a 3' side setback in
new of 10' for a carport

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

see back page

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

GEORGE T. CAUSEY
(Type or Print Name)

George T. Causey
Signature

MARJORIE I CAUSEY
(Type or Print Name)

Marjorie I Causey
Signature

8703 RICHMOND AVE, 410-882-2828
Address Phone No.

RICHMOND AVE, MD. 21234
City State Zipcode
Name, Address and phone number of representative to be contacted

GEORGE T. CAUSEY
Name

8703 RICHMOND AVE, MD-882-2828
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: MDK DATE: 9/7/94

ESTIMATED POSTING DATE: 9/18/94



Printed with Soybean Ink
on Recycled Paper

ITEM #: 90
MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8703 RICHMOND AVE.
address
BALTIMORE, Md. 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

TO PROTECT INVESTMENT IN AUTOMOBILE BY CONSTRUCTING
A CAR PORT, THE CARPORT WILL BE 3' FROM
THE PROPERTY LINE AT THE NEAREST POINT

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George T. Causey
(signature)
GEORGE T. CAUSEY
(type or print name)



Margorie I. Causey
(signature)
MARGORIE I CAUSEY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 16 day of August, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George T. Causey

Margorie I. Causey

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

8/16/94
date

Marie Kupers
NOTARY PUBLIC

My Commission Expires: 10/23/94

#90

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

95-86-A

ZONING DESCRIPTION FOR 8703 Richmond ave, Baltimore Md. 21234
(address)

Beginning at a point on the East side of _____
(north, south, east or west) (name of

Richmond Ave. which is 40'
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 110' north of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street EDGEFIELD Rd.
(name of street)

which is 40' wide. *Being Lot # 7,
(number of feet of right-of-way width)

Block G, Section # 3 in the subdivision of WOODCRAFT
(name of subdivision)

as recorded in Baltimore County Plat Book # 19, Folio # 62, containing

_____. Also known as 8703 Richmond ave.
(square feet or acres) (property address)

and located in the 9 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

RECORDED

- _____ 12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.
- _____ 13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
- _____ 14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist(available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-86-12

District 9th

Date of Posting 9/17/94

Posted for: Variance

Petitioner: George & Marjorie Causey

Location of property: 8703 Richmond Ave, NE/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by M. H. H. H. Date of return: 9/23/94
Signature

Number of Signs: 1



44-5000-1-1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-86-A

Account: R-001-6150

Number

Date 9/7/94

Item Number: 90
Taken In By: MTK

Cassidy, George - 8763 Richmond Ave

010 - Zoning Variance - \$50.00

080 - 1 sign posting - \$35.00

Total - \$85.00

MICROFILMED

03A03#0234MICHRC

\$85.00

BA 0010:20AMD9-07-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 90

Petitioner: George I. Causery

Location: 8703 Richmond Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: George I. Causery

ADDRESS: 8703 Richmond Ave
Baltimore Md. 21234

PHONE NUMBER: 410-882-2828

AJ:ggs

(Revised 04/09/93)



PM 206

NE 9.0

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr. & Mrs. George Causey
8703 Richmond Ave.
Baltimore, Maryland 21234

SEP. 28 1994

RE: Item No. 90, Case No. 95-86A
Petitioner: Causey

Dear :Petitioner

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 7, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-14-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 90 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: September 15, 1994

FROM: Pat Keller, Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 90, 93, 94, 95, 96, 97, 98 and 99.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: _____

Jeffrey W. Long

Division Chief: _____

Carol Kerns

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Arnold Jablon, Director DATE: September 26, 1994
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
for September 26, 1994
Items 90, 91, 93, 94, 95, 97, 98 and 99

The Developers Engineering Section has reviewed the zoning items for the subject meeting and we have no comments.

RWB:sw

SEP 28 1994

4,
Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/28/94

Arnold Tablin
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RECEIVED
SEP 26 1994

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

ZADM

Item No.: SEE BELOW

Zoning Officer

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 83, 90, 94, 95, 97,
98 AND 99.

SEP. 28 1994

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 897-4081, FB 1106P

cc: File

MICROFILMED



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: *Sept. 19*

DATE: *9/22/94*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

90

95.86.A

95

96

97

98

99

88

LS:sp

SEP. 28 1994

LETTY2/DEPRM/TXTSBP

MICROFILM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Marjorie Causey
8703 Richmond Avenue
Baltimore, Maryland 21234

Re: CASE NUMBER: 95-86-A (Item 90)
8703 Richmond Avenue
NE/S Richmond Avenue, 110' N of c/l Edgefield Road
9th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 18, 1994. The closing date (October 3, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director



TO WHOM IT MAY CONCERN:

I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF A CARPORT AT
8703 RICHMOND AVE.

R. F. Johnson 8705 RICHMOND AVE.
DATE 9-6-94

90

TO WHOM IT MAY CONCERN:

I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF A CARPORT AT
8703 RICHMOND AVE.

Mr. Charles M. Brown

8701 RICHMOND AVE

DATE 9-6-94

WILLIAM BROWN

#90

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8703 Richmond Ave

see pages 5 & 6 of the CHECKLIST for additional required information

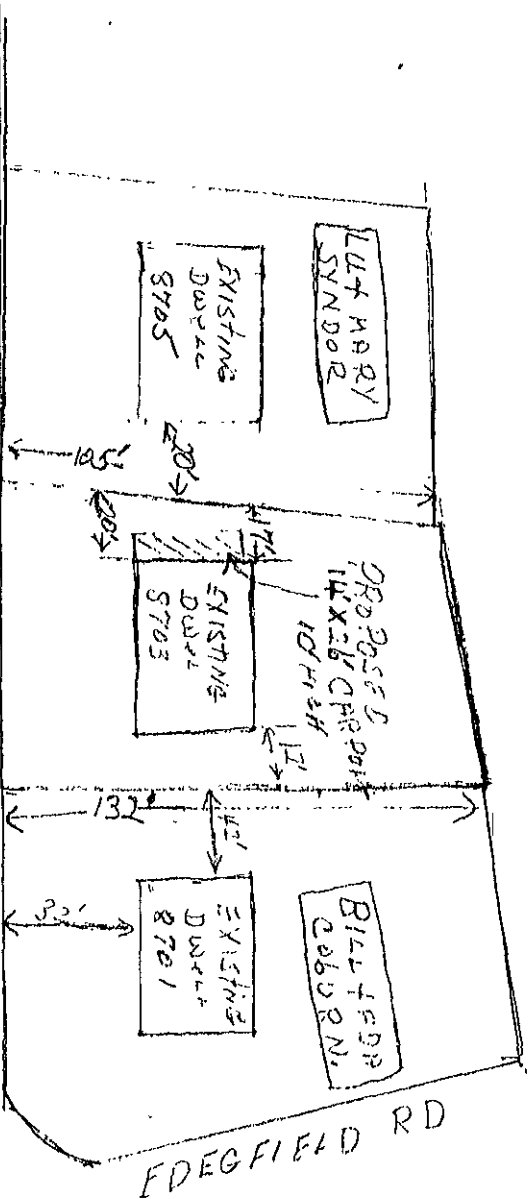
Subdivision name: Woodcroft

plat book# 19, folio# 62, lot# 7, section#

OWNER: Theresa T. and Haysiee T. Guey

8702

101



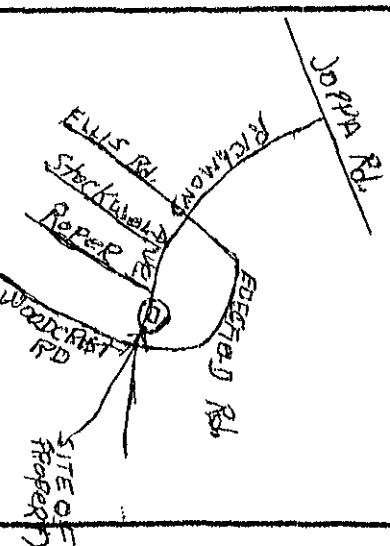
North

date: 8-20-94
prepared by: G.T.C.

Scale of Drawing: 1" = Not to scale

95-86-A

for scale drawing
+ setback



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1"=200' scale map#: 9-D

Zoning: DRS-5

Lot size: 0.18 acreage

8400 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ ☐

Prior Zoning Hearings: NONE

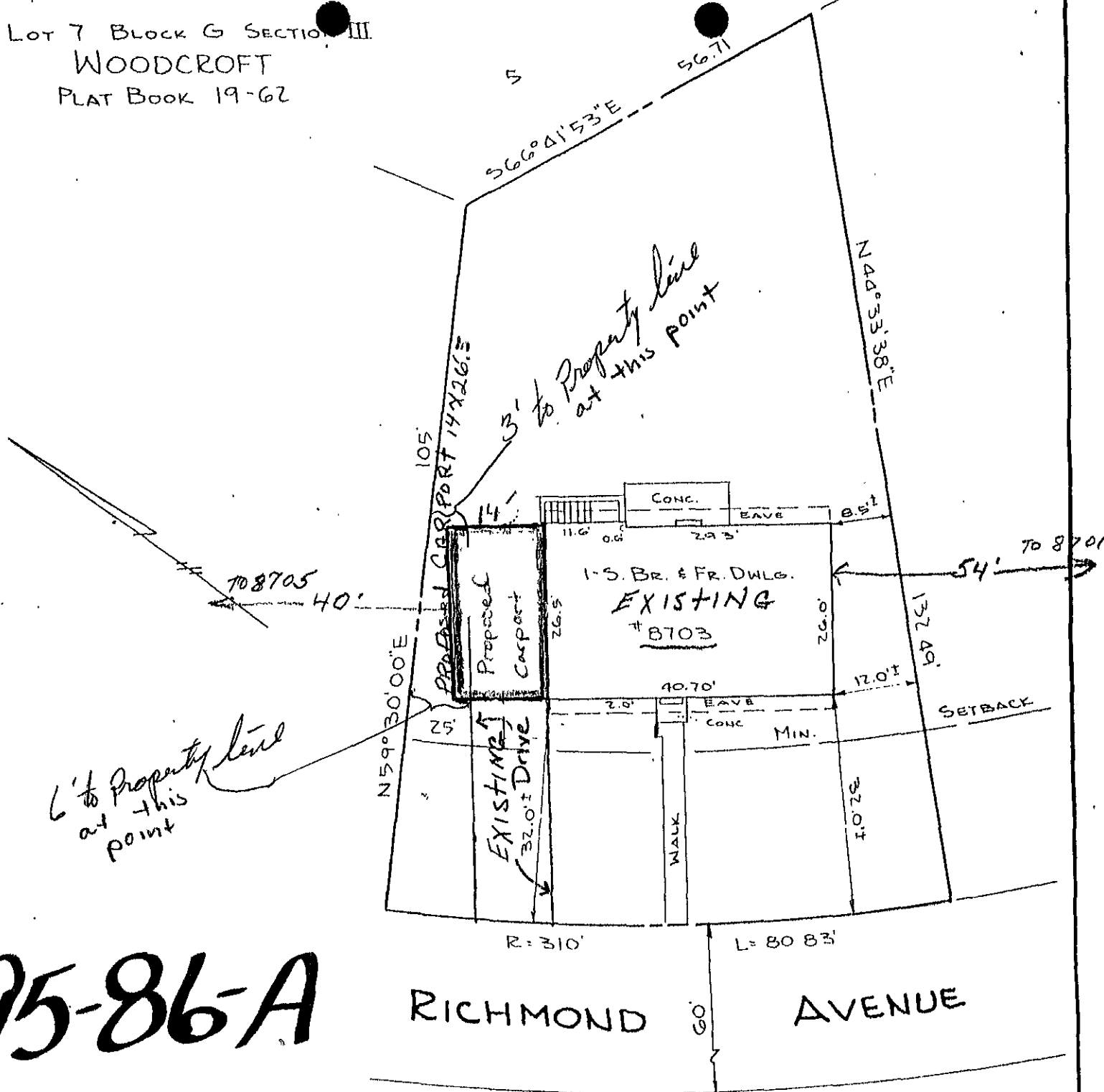
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

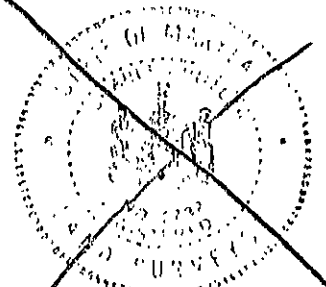
MDK 90

1 of 2

LOT 7 BLOCK G SECTION III
WOODCROFT
PLAT BOOK 19-62

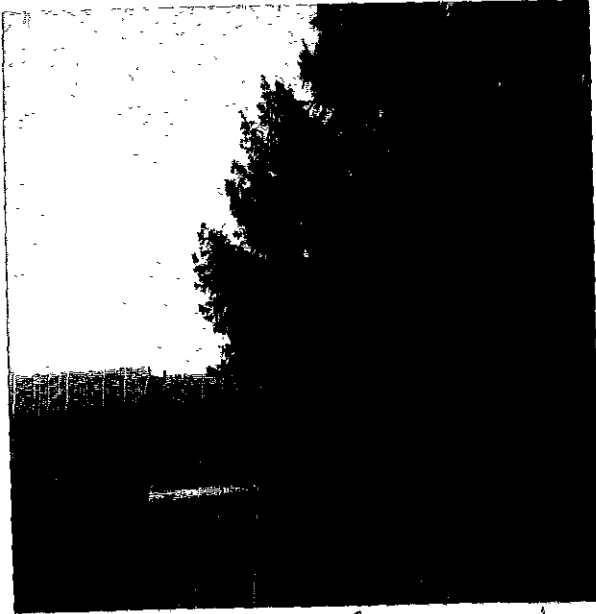


95-86-A

<p>CERTIFICATE</p>	<p>SEAL</p>	<p>SCALE: 1"=20'</p>	<p>DATE: JULY 25, 1967</p>
<p>Property Address: 8703 RICHMOND AVENUE Bldg. Co., Ltd.</p> <p>From a plan map of this plot, no view only the main structure is located for the purpose of the map within the plat boundary, and which they are not to be used as a guide to the location of property lines.</p> <p><i>Charles Butler</i> Sgt. Lt. M. S. 1001.</p>		<p>ASSOCIATED SURVEYS GENERAL LAND SURVEYING IDLEWOOD 3-1791 1200 WOODBOURNE AVENUE BALTIMORE, MD. 21212 MICROFILMED</p>	

WOODCROFT

EXAMPLE OF EXISTING CARPORTS



2508 Rutty Hill
Woodcroft



2475 Woodcroft Road
Woodcroft



2453 Woodcroft Road
Woodcroft



8715 Edgefield Rd
Woodcroft

8703 RICHMOND AVE.

PROPOSED CARPORT SITE.



BACK VIEW OF
8703 Richmond Ave.



FRONT VIEW OF
8703 Richmond Ave



95-86-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED	N.E.
DATE	PARKVILLE	9-D
OF		
PHOTOGRAPHY		
JANUARY		
1986		
#90		

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NE/S Richmond Ave, 110 ft. N of c/l Edgefield Road
8703 Richmond Avenue
9th Election District
6th Councilmanic District
George T. Causey, et ux
Petitioners

* BEFORE THE ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-86-A
* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George T. Causey and Marjorie I. Causey, his wife, for that property known as 8703 Richmond Avenue in the Woodcroft subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 10 ft., for a carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 1994 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft. in lieu of the required 10 ft., for a carport, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 6, 1994

Mr. and Mrs. George T. Causey
8703 Richmond Avenue
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 95-86-A
Property: 8703 Richmond Avenue

Dear Mr. and Mrs. Causey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8703 Richmond Ave
which is presently zoned DR-55

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (B.C.Z.R.) to permit a 3' side setback in lieu of 10' for a carport

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see back page

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Correct Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner:
(Type or Print Name)
Signature
Address Phone No.
City State Zip Code

Legal Owner(s):
(Type or Print Name)
Signature
Address Phone No.
City State Zip Code

Signature
Address Phone No.
City State Zip Code

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

RECEIVED 9/14/94 DATE 9/14/94
ESTIMATED POSTING DATE 9/14/94

Printed with Soybean Ink
on Recycled Paper

ITEM # 90

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9A Date of Posting 9/14/94
Posted for Variance
Petitioner George & Marjorie Causey
Location of property 8703 Richmond Ave, NEB
Location of Sign Facing Roadway, as property being zoned
Remarks:
Posted by Matthew Date of return 9/21/94
Number of Signs 1

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify herein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 8703 Richmond Ave
Baltimore, Md 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

To protect the investment in automobile by
constructing a car port. The carport will be
3' from the property line at the rear
point

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George T. Causey
George T. Causey
Marjorie I. Causey
Marjorie I. Causey

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 16 day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
George T. Causey
Marjorie I. Causey

the Affiant(s) herein, personally known to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
9/16/94
Notary Public

My Commission Expires 10/13/94

EXAMPLE 3 - Zoning Description

#90
- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form: 95-86-A

ZONING DESCRIPTION FOR 8703 Richmond Ave, Baltimore Md 21234
(address)

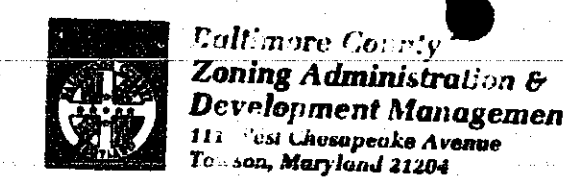
Beginning at a point on the East side of _____ (name of street)
Richmond Ave which is 40'
street on which property fronts (number of feet of right-of-way width)
wide at the distance of 110' North of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Edgefield Rd.
(name of street)
which is 40' wide. *Being Lot # 7,
(number of feet of right-of-way width)
Block 6, Section 3 in the subdivision of Woodcroft
(name of subdivision)
as recorded in Baltimore County Plat Book # 19, Folio # 62, containing
(square feet or acres) Also known as 8703 Richmond Ave.
(property address)
and located in the 9 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: "N. 87° 12' 13" E. 321.1 ft., S. 10° 21' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TXTSOPH)
REVISED 5/16/94

10



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date 9/14/94

Account: R-001-6150

Number

Item Number: 90
Taken In By: MMK

Causey, George - 8703 Richmond Ave
010 - Zoning Variance - \$50.00
020 - 1 sign posting - \$35.00
Total - \$85.00

Please Make Checks Payable To: Baltimore County
03A03M0234MICHR
88 0010120A09-07-94

\$85.00

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 90

Petitioner: George T. Causey

Location: 8703 Richmond Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: George T. Causey

ADDRESS: 8703 Richmond Ave

Baltimore Md 21234

PHONE NUMBER: 410-982-2828

AJ:ggg

(Revised 04/09/93)

13

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 23 1994

RE: Item No. 90, Case No. 95-86A
Petitioner: Causey

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 7, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-14-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: * 90 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 15, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 90, 93, 94, 95, 96, 97, 98 and 99.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Campbell Kerns

PK/JL:lw

ZAC.90/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: September 28, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
for September 26, 1994
Items 90, 91, 93, 94, 95, 97, 98 and 99

The Developers Engineering Section has reviewed the zoning items for the subject meeting and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/28/94

RE: Property Owner: SEE BELOW
LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agency:

Settlement:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are appropriate and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 90, 93, 94, 95, 97, 98 AND 99.

SEP 28 1994

REVIEWER: LT. ROBERT P. SHERMAN
Fire Marshal Office, FIRE DEPT-0501, NEW-100P

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson

DATE: 9/23/94

FROM: DEPRM Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Sept. 19

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 95, 96, 97, 98, 99, 88

LS:sp

LETTY2/DEPRM/TXTSPB

SEP 28 1994

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Marjorie Causey
8703 Richmond Avenue
Baltimore, Maryland 21234

Re: CASE NUMBER: 95-86-A (Item 90)
8703 Richmond Avenue
NE/S Richmond Avenue, 110' N of c/l Edgely Road
9th Election District - 6th Commisssian

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refrainer regarding the administrative process.

1) Your property will be posted on or before September 18, 1994. The closing date (October 3, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

TO WHOM IT MAY CONCERN:

I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF A CARPORT AT
8703 RICHMOND AVE.

8706 RICHMOND AVE.

DATE 9-6-94

90

TO WHOM IT MAY CONCERN:

I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF A CARPORT AT
8703 RICHMOND AVE.

Mr. & Mrs. M. Bowen

8701 RICHMOND AVE

DATE 9-6-94

#90

1 of 2

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8703 Richmond Ave

Subdivision name: Woodcroft

plat book # 19, folio # 62, lot # 7, section #

OWNER: George T. and Margaret T. Busey

Richmond Ave. 40' wide

95-86-A

Scale of Drawing: 1" = 40' Not to scale for scaled drawing + setback

Lot No. 1

Lot 2

LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1"=200' scale map#: 9-D

Zoning: DR-5.5

Lot size: 9,178 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

90

Lot 7 Block G Section III
WOODCROFT
PLAT BOOK 19-62

95-86-A

RICHMOND AVENUE

ASSOCIATED SURVEYS
GENERAL LAND SURVEYING
IDLEWOOD 3-1791
1200 WOODBOURNE AVENUE
BALTIMORE, MD. 21212

CERTIFICATE

8703 Richmond Avenue

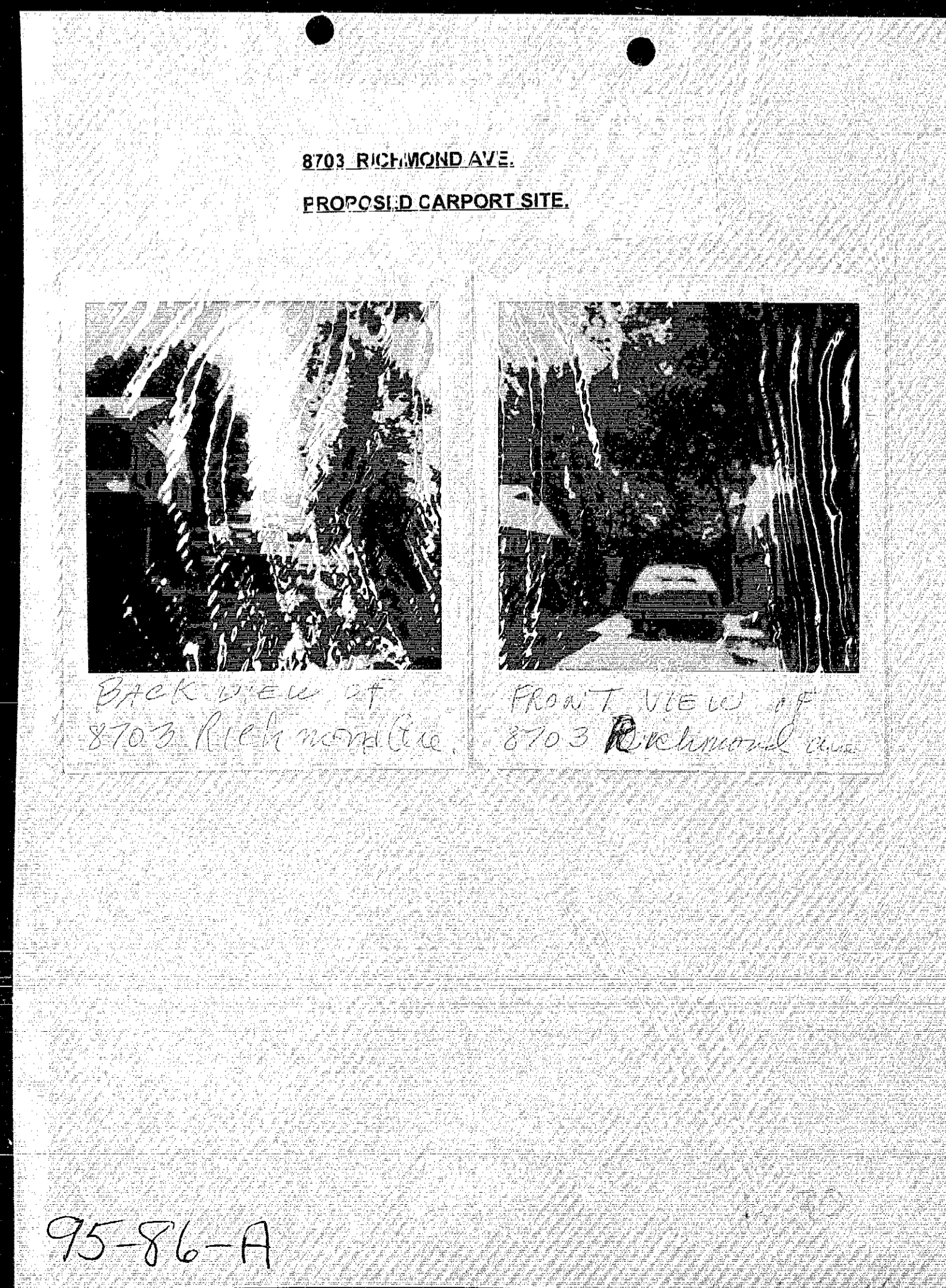
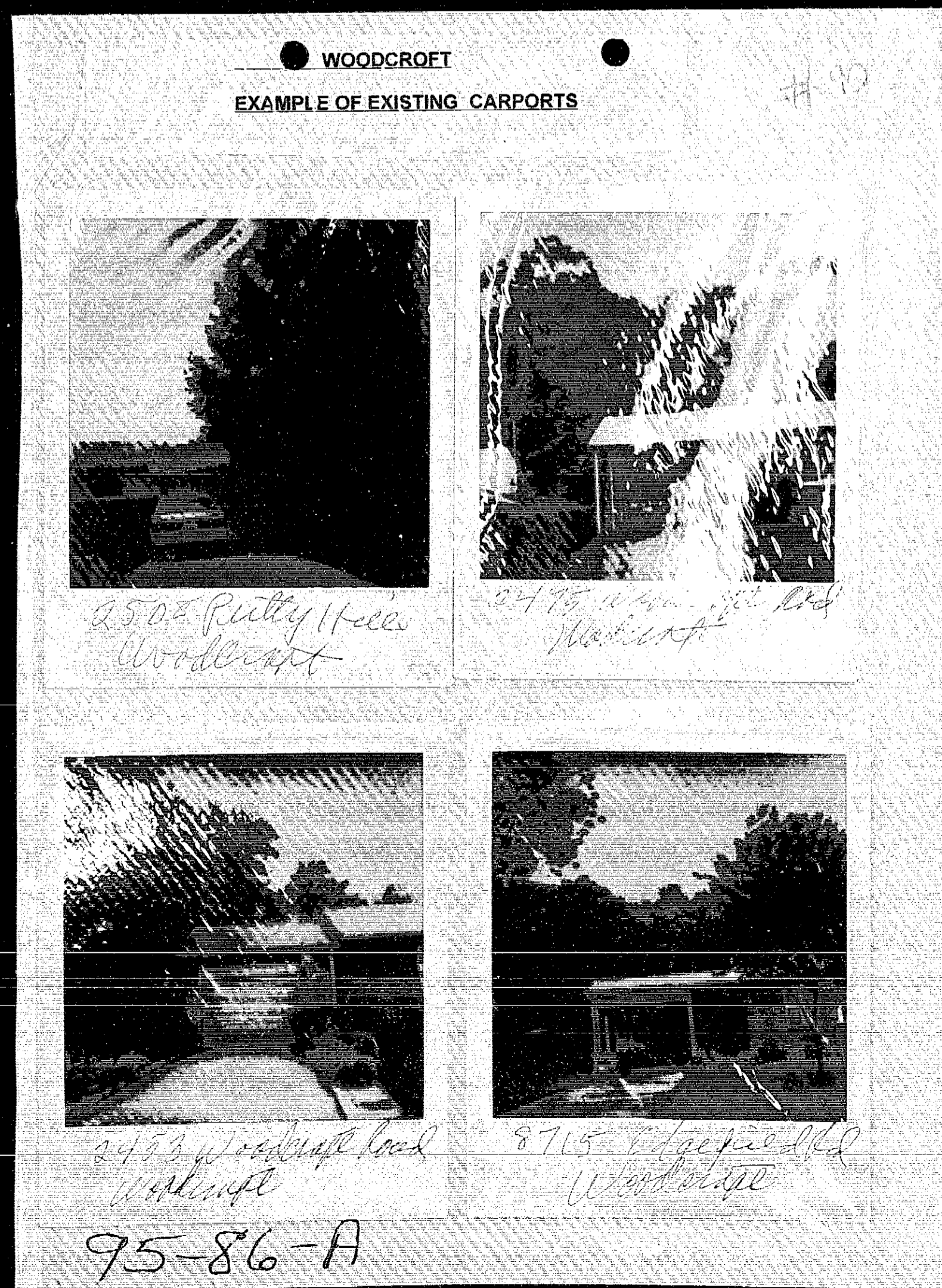
Ballin, Co., Ltd.

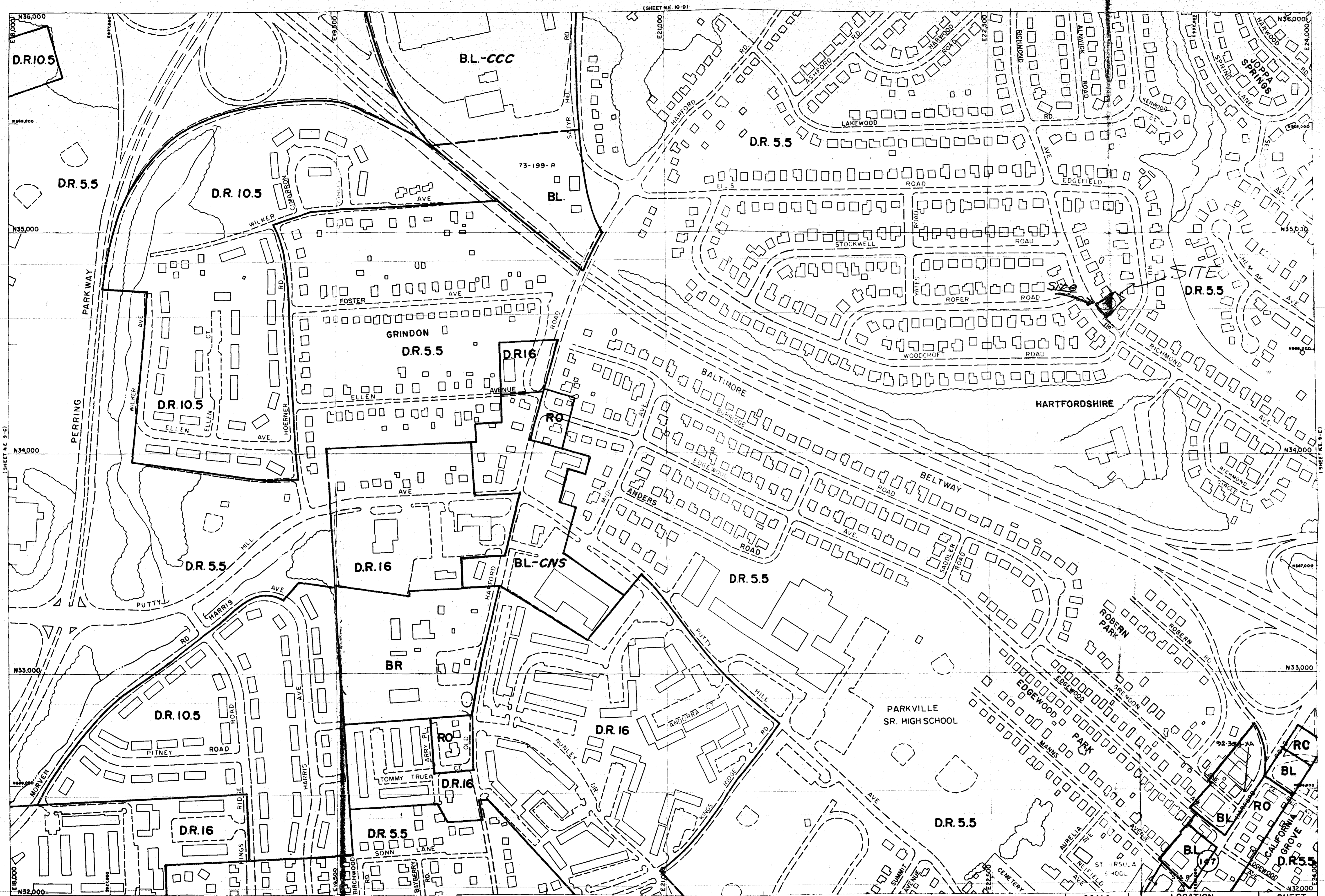
DATE: JULY 25, 1967

SCALE: 1"=20'

DATE: JULY 25, 1967

ASSOCIATED SURVEYS
GENERAL LAND SURVEYING
IDLEWOOD 3-1791
1200 WOODBOURNE AVENUE
BALTIMORE, MD. 21212

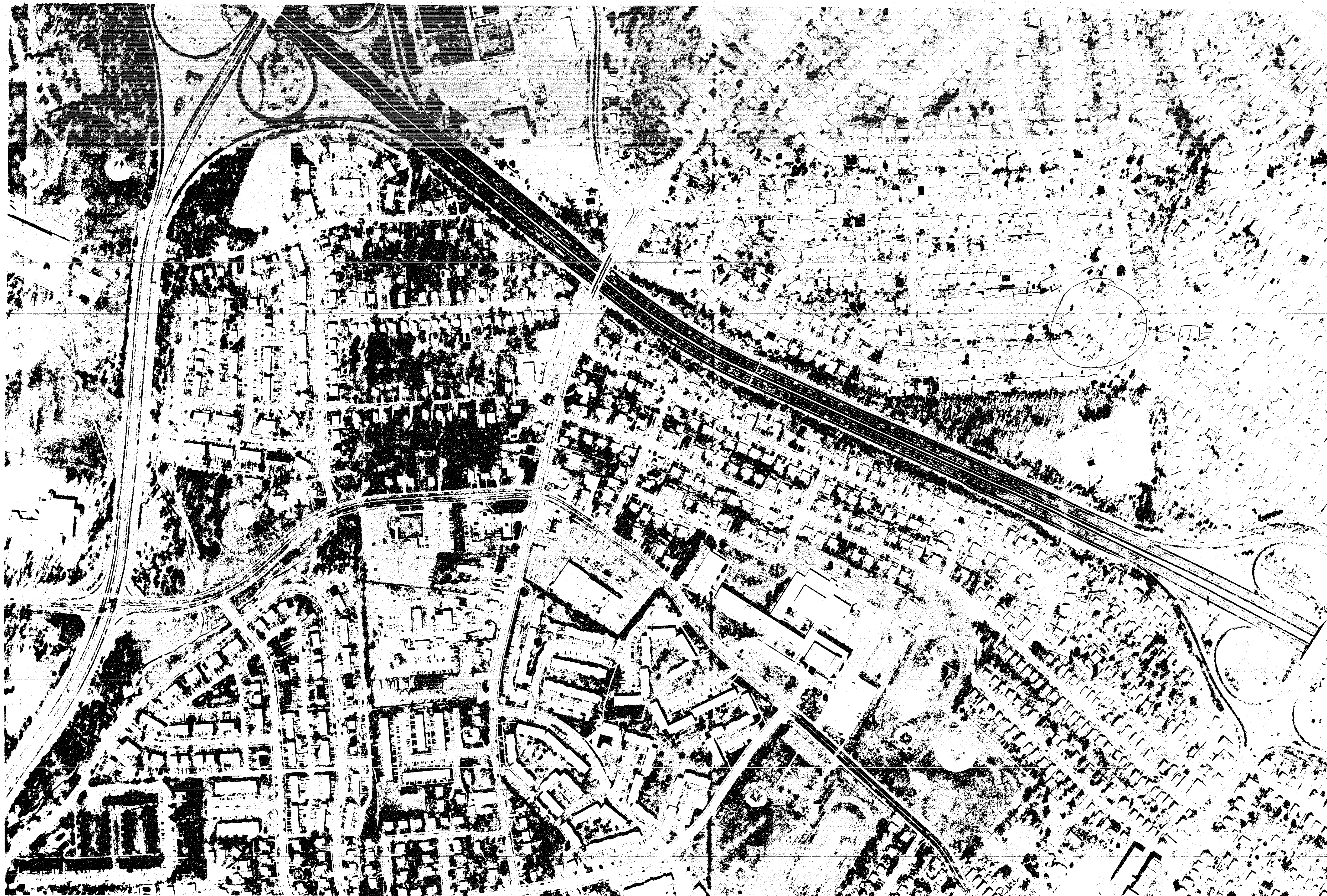




N - NE		BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92		SCALE 1" = 200'		LOCATION PARKVILLE		SHEET N.E. 9-D	
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210		Chairman, County Council		DATE OF PHOTOGRAPHY JANUARY 1986							

95-86-A

#90



95-86-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 9-D #90
DATE OF PHOTOGRAPHY JANUARY 1986		

22